

My name is Wendy Chapman. I am here today representing the National Association of Residential Property Managers (NARPM). I serve on the board of the local chapter as the legislative chair. I also serve on the national level as a member of the Governmental Affairs Committee in which we will be sponsoring a day on the hill in Washington this spring. I am a business owner of a property management business operating in the treasure valley under the name of 208 Houses Property Management, LLC.

The NARPM organization is an association designed for real estate professionals who know first-hand the unique challenges of managing single-family and small residential properties. Members of the Association handle all aspects of the management of single family and multi-family properties for property owners. NARPM promotes a high standard of business ethics, professionalism and fair housing practices. The Association also certifies its members in the standards and practices of the residential property management industry and promotes continuing professional education. NARPM has over 4,500 members across the nation with over 60 chapters. The Southwest Idaho Chapter meets monthly to further education of property managers and discuss local challenges facing property managers in the State of Idaho.

I am here today to tell you that the NARPM organization supports this bill. This bill would add substantial clarification and protection of the rights and privileges for property owners without infringing on the rights of legal tenants throughout the state. In the wake of recent abuses by scammers and squatters the drawn out legal process required by a traditional eviction to cure these breaches of ownership rights, have had a detrimental financial impact on property owners. Not only are these owners effected with the expense of eviction proceedings and court costs, they are experiencing vandalism, damage to their properties, and loss of rental income, as well as interference with legitimate real estate contracts which can result in substantial financial losses.

Many (if not all) of the members of our local chapter of NARPM have had experiences or been impacted by scams and attempts to inflict forcible detainer on properties they manage. This type of scamming has become a widespread practice by criminally minded individuals and current legislation makes it difficult to combat these scams. Adding clarity to the law and additional protection for property owners is necessary to protect their rights and empower property owners and managers to reclaim possession more quickly of their property when they have become victim to these scams.

Local property management businesses are also seeing an impact when these unlawful detainers occur. These businesses experience loss in revenues due to uncollected rents which affect their bottom line. This places undue financial burdens on business owners. This bill would allow property managers to assist property owners in reclaiming possession of their property more quickly which will allow them to generating rental income and avoid longer periods of loss.

I ask that this legislation be adopted. It adds needed protection and is in the best interest of the citizens of the State of Idaho.

Thank you for your time and this opportunity to share testimony as a representative of NARPM.